



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE

REFER TO FILE: **MP-6**
68B.042
M0221084

May 6, 2004

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

PUDDINGSTONE CHANNEL - PARCELS 28EX.5, 23EX.20, AND 24EX.22
SALE OF SURPLUS PROPERTY - CITY OF LA VERNE
SUPERVISORIAL DISTRICT 5
3 VOTES

IT IS RECOMMENDED THAT YOUR BOARD ACTING ON BEHALF OF THE FLOOD CONTROL DISTRICT:

1. Find these transactions categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interests in Puddingstone Channel, Parcel 28EX.5 (3,364 square feet), located adjacent to the single-family residence at 1378 Canyon View Drive, and Parcels 23EX.20 and 24EX.22 (3,775 square feet), located adjacent to the single-family residence at 910 Canyon View Drive, all in the City of La Verne, to no longer be required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the sale of Parcel 28EX.5 to the adjacent property owners, Dan and Danielle Murphy, for \$7,400, and the sale of Parcels 23EX.20 and 24EX.22 to the adjacent property owners, Daniel and Alma Scharf, for \$9,400.
4. Instruct the Chairman to sign the enclosed Quitclaim Deeds and authorize delivery to the Grantees.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the Los Angeles County Flood Control District to sell surplus property along Puddingstone Channel to the adjacent property owners, Dan and Danielle Murphy, who own a single-family residence at 1378 Canyon View Drive, and to Daniel and Alma Scharf, who own the single-family residence at 910 Canyon View Drive. Parcels 28EX.5, 23EX.20, and 24EX.22 are located on the west side of Puddingstone Channel, just easterly of Canyon View Drive, in the City of La Verne.

The District acquired the fee title to Parcels 28EX.5, 23EX.20, and 24EX.22 as part of the land needed for Puddingstone Channel. Construction has been completed and the subject parcels lie outside of the required right of way. The adjacent property owners, who requested to purchase these parcels, are considered to be the logical purchasers.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from these sales will be used for flood control purposes. Furthermore, the sales will eliminate the need to maintain the property and reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling prices of \$7,400 and \$9,400 represent the appraised value of the properties. These amounts have been paid and deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by California Government Code Section 65402(c), a notification of the proposed sales was submitted to the City of La Verne's Planning Department for its report as to conformance with the adopted General Plan. Since no answer was received within the 40-day period as stipulated in this Section, it is conclusively deemed the proposed sales are in conformance with the adopted General Plan.

Parcels 28EX.5, 23EX.20, and 24EX.22 are no longer needed for the purposes of the Flood Control District and will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The Quitclaim Deeds do not transfer rights to any oil, gas, petroleum, or other hydrocarbon and minerals. The enclosed Quitclaim Deeds have been approved by County Counsel and will be recorded.

The Honorable Board of Supervisors
May 6, 2004
Page 3

ENVIRONMENTAL DOCUMENTATION

The sales of these parcels are categorically exempt from CEQA, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of State CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

This action is in the District's best interest. Enclosed are an original and two duplicates each of the Quitclaim Deeds. Please have the originals and duplicates signed by the Chairman and acknowledged by the Executive Officer of the Board of Supervisors. Please return the executed originals and one duplicate of each Quitclaim Deed to this office, retaining one duplicate of each for your files.

One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

MQ:psr
P6:\BD LTR PUDDINGSTONE

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

WHEN RECORDED
MAIL THIS DOCUMENT AND
TAX STATEMENT TO:

Dan P. Murphy and Danielle S. Murphy
1378 Canyon View Drive
La Verne, CA 91750-1820

Space Above This Line Reserved for Recorder's Use

Documentary transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

Assessor's Identification Number:
8665-019-905 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release and forever quitclaim to DAN P. MURPHY and DANIELLE S. MURPHY, husband and wife as joint tenants, all its right, title, and interest in and to the real property in the City of La Verne, County, of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer
Of the Board of Supervisors
of the County of Los Angeles

PUDDINGSTONE CHANNEL	28EX.5
68B-RW 1.1	
S.D. 5	M0221084

OAG:jb:P:Conf:qcdPUDNSTON28ex.5doc

By _____
Deputy

NOTE: Acknowledgment form on reverse side.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20_____, the facsimile signature of _____, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By _____
Deputy

APPROVED as to title and execution,

_____, 20_____.

DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

MARTIN J. YOUNG
Supervising Title Examiner III

By _____

PUDDINGSTONE CHANNEL 28EX.5

68B-RW 1.1

A.P.N. 8665-019-905 (Portion)

T.G. 570 (E6)

I.M. 159-337

Fifth District

M0221084

LEGAL DESCRIPTION

PARCEL NO. 28EX.5 (Quitclaim of a portion of fee):

That portion of the west half of Section 36, Township 1 North, Range 9 West, S.B.M., within the following described boundaries:

Beginning at the most northerly corner of Lot 22, Tract No. 22898, as shown on map recorded in Book 752, pages 41, 42 and 43, of Maps, in the office of the Recorder of the County of Los Angeles; thence South $8^{\circ}05'57''$ West along the easterly line of said lot, a distance of 66.69 feet to the southeasterly line of said lot; thence North $51^{\circ}01'44''$ East along the northeasterly prolongation of said southeasterly line, a distance of 89.39 feet; thence North $13^{\circ}23'47''$ East 26.39 feet to a point on a non-tangent curve concave to the south and having a radius of 16.67 feet, a radial of said curve to said point bears North $71^{\circ}13'54''$ East; thence westerly along said curve through a central angle of $105^{\circ}16'17''$, an arc distance of 30.63 feet; thence tangent to said curve South $55^{\circ}57'37''$ West 47.67 feet; thence North $34^{\circ}02'23''$ West 2.86 feet to the point of beginning.

Containing: 3,364" s.f.

EXHIBIT A

RECORDING REQUESTED BY
AND MAIL TO:

Daniel Scharf and Alma Scharf
910 Canyon View Drive
La Verne, CA 91750

Space Above This Line Reserved for Recorder's Use

Documentary transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

Assessor's Identification Number:
8665-027-907 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to DANIEL JOSEPH SCHARF and ALMA DELIA SCHARF, husband and wife, as joint tenants, all its right, title, and interest in and to the real property in the City of La Verne, County, of Los Angeles, State of California, described in exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

PUDDINGSTONE CHANNEL	23EX.20
Includes Parcel 24EX.22	
68B-RW 1.4	
S.D. 5	M0121026

OAG:in:P:Conf:qcdPUDNSTON23EX.20.doc

By _____
Deputy

NOTE: Acknowledgment form on reverse side.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20_____, the facsimile signature of _____, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By _____
Deputy

APPROVED as to title and execution,

_____, 20_____.

DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

MARTIN J. YOUNG
Supervising Title Examiner III

By _____

PUDDINGSTONE CHANNEL 23EX.20

Includes: Parcel No. 24EX.22
68B-RW 1.4
A.P.N. 8665-027-907
T.G. 570 (D7)
I.M. 144-337
Fifth District
M0121026

LEGAL DESCRIPTION

PARCEL NOS. 23EX.20 and 24EX.22 (Quitclaim of portions of fee):

Those portions of Lots 12 and 13 of Western Water & Power Company's Tract, as shown on map recorded in Book 14, page 9, of Maps, in the office of the Recorder of the County of Los Angeles, bounded on the northwest by the southeasterly boundary of Tract No. 28776, as shown on map recorded in Book 721, pages 21 to 24, inclusive, of said Maps, on the northeast by the southeasterly prolongation of the northeasterly line of Lot 100 of said last-mentioned tract, on the southwest by the southeasterly prolongation of the southwesterly line of said last-mentioned lot, and on the southeast by a line parallel with and 25.00 feet northwesterly, measured at right angles, from the following described line:

Beginning at a point in the westerly prolongation of the centerline of Base Line Road, 50 feet wide, as shown on map of said Tract No. 28776, distant North 89°53'42" East 96.55 feet along said prolongation from the easterly line of Romola Avenue, 40 feet wide, as shown on said last-mentioned map; thence North 56°00'42" East 412.58 feet.

Containing: 3,775± s.f.

EXHIBIT A